

## Flats at Marine/Station Road, Prestatyn LL19 7HD

£300,000

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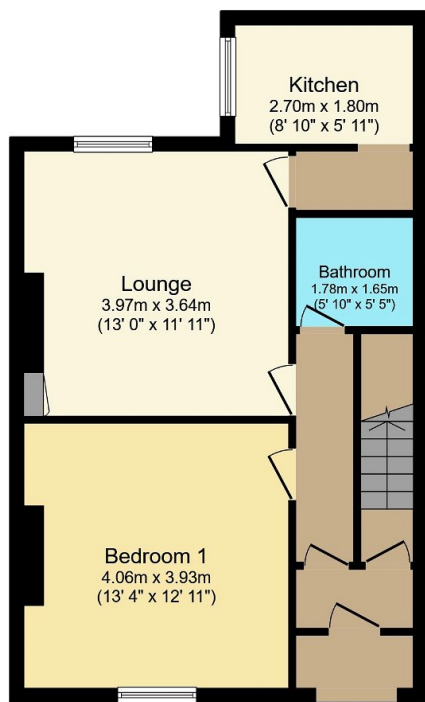


**INVESTMENT PROPERTY WITH TENANTS IN RESIDENCE.** An opportunity has arisen to purchase this investment property with six self contained, one and two bedroom flats having a good monthly yield. With each flat having gas fired heating, double glazing, access to a court yard. Being within walking distance to the train station, Retail Park and busy High Street.

**DIRECTIONS** From the Prestatyn office bear left onto Meliden Road and right at the mini roundabout, proceed past the Bus Station and over the railway bridge, turn right onto Station Road and the properties will be seen on the left hand side just after the parade of shops.

## Key Features

- INVESTMENT OPPORTUNITY
- TENANTS IN RESIDENCE
- GAS HEATING & DOUBLE GLAZING
- WALKING DISTANCE TO MAIN TOWN
- EPC'S - tbc
- SIX SELF CONTAINED FLATS
- GOOD RENTAL YEILD
- COURT YARD
- FREEHOLD
- COUNCIL TAX BANDS - tbc



**Ground Floor**

Floor area 52.8 sq.m. (568 sq.ft.) approx



**First Floor**

Floor area 70.6 sq.m. (760 sq.ft.) approx

Total floor area 123.4 sq.m. (1,328 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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